PLANNING BOARD AGENDA

Town of Warwick Planning Board **November 4, 2026**
Chairman Benjamin Astorino **7:00 p.m.**

A. PUBLIC HEARINGS

1. **FS Holding LLC -** Application for Site Plan Approval and Special Use Permit for the use and construction of the expansion of the existing agricultural processing use, including a proposed 16, 308 s.f. addition to the existing 13,580 s.f. building, situated on tax parcels S 2 B 2 L 30 and L 11; project located at 18 Green View Lane, in the AI/SL zones, of the Town of Warwick, County of Orange, State of New York. The Planning Board deemed the application as an Unlisted Action on 9/16/26

   Approved: _____ Denied: _____

   Conditions: _____

2. **7 West Cove Road LLC -** Application for Site Plan Approval for the use and construction of removal of an existing 3-bedroom, single-story dwelling, deck and the construction of a new 3-bedroom, two-story dwelling located within "A Designated Protection Area" of Greenwood Lake, situated on tax parcel S 76 B 1 L 37; project located at 7 West Cove Road, in the SM zone, of the Town of Warwick, County of Orange, State of New York. The Planning Board deemed the application as a Type 2 Action on 4/15/26.

   Approved: _____ Denied: _____

   Conditions: _____

3. **Vincenzo & Massimo Ciummo -** Application for Site Plan Approval for the use and construction of a proposed single-family dwelling to be moved from the original approved house location that is located within the RL-O zone, situated on tax parcel S 43 B 1 L 70; project located at 97 Pine Island Tpke., in the SL zone, of the Town of Warwick, County of Orange, State of New York. The Planning Board deemed the application as a Type 2 Action on 9/16/26.

   Approved: _____ Denied: _____

   Conditions: _____

4. **Frederick & Susan Fisher -** Application for Final Approval of a proposed 3-Lot Conventional Subdivision, situated on tax parcel S 33 B 1 L 4.23; parcel located at 16 Demarest Road, in the RU zoning district. The subdivision will include one existing dwelling and two proposed dwellings. The property contains 22.8 acres on the northern side of Demarest Road, of the Town of Warwick, County of Orange, State of New York. The Planning Board deemed the application as an Unlisted Action on 3/18/26
   Approved: _____ Denied: _____

   Conditions: _____

B. REVIEW OF SUBMITTED MAPS (*An opportunity for public comment will be provided when these applications are placed on an agenda for public hearings).*

1. **Liberty Fields Farm Subdivision -** Application for Sketch Plat Review of a proposed 24-Lot Cluster subdivision and Special Use Permit for 2-Affordable Homes, situated on tax parcel SBL #42-1-8; parcel located on the western side of Sanfordville Road across from Eagles Watch Road and Co. Hwy 1(72 Sanfordville Rd. & 119 C.R. 1) and located on approximately 121± acres, in the RU zone, of the Town of Warwick. The Planning Board deemed the application as a Type 1 Action on 6/3/26. Previously discussed at the PB Meeting of 9/2/26.

   Action: _____

2. **Kissam Subdivision -** Application for Sketch Plat Review for a proposed 4-Lot subdivision. The subdivision will include two existing dwellings located at 36 Ackerman Road and proposed 3-New dwellings gaining access from Cedar Lane, situated on tax parcel SBL #31-2-33 on approximately 46± acres located on the eastern side of Ackerman Road 200 feet north of Cedar Lane (36 Ackerman Road), in the RU zone and Ridgeline 1 Overlay District, of the Town of Warwick.

   Action: _____

3. **<u>Tiedemann Castle LLC</u> -** Application for ***"Amended"*** Site Plan Approval & Special Use Permit plus an Application for Sketch Plat Review of a proposed 3-Lot Lot Line Change, for the use and construction of Installation of a new expanding sewage disposal system. Construction of a four-Bedroom addition to the house located at SBL #75-1-37, Construction of a four-bedroom addition reduced from seven bedrooms to the main house and has been relocated further west of the property, located at SBL #75-1-38. Construction of a new basketball court. The boat ramp work has been removed, the garage under the HG addition has been removed. The boathouse work has been removed, bulkhead work has been removed, guest house pool has been removed. A proposed hot tub has been added to the main house as well as a proposed hot tub has been added to the guest house. The additions to the Castle and Guest House remain along with the breezeway between the castle and pool house. Installation of new driveways, curbing, and associated landscaping, located at SBL # 75-1-37 all located within "A Designated Protection Area of Greenwood Lake, situated on tax parcels SBL # 75-1-37, 38, and 40; project located at 14 Lake Shore Road, in the SM zone, of the Town of Warwick. Previously discussed at the PB Meeting of 9/16/26 and deemed the application as a Type 2 Action.

   Action: _____

4. **<u>Mahadev Properties LLC a/k/a Jiffy Stop</u> -** Application for Site Plan Approval and Special Use Permit for the use and construction of a new two-story, mixed-use addition to the existing commercial building. The proposed 73'x67' (4,891 s.f.) addition will add three commercial tenant spaces on the ground floor and three residential apartment units on the second floor, while preserving the existing 5,093 s.f. building and its current retail, restaurant, and personal service establishment. Additionally, the application includes expanding the parking lot to 50 spaces, reconfiguring on-site circulation around the building, and installing a new on-site sewage disposal system to service the addition, situated on tax parcel SBL # 35-1-2 on approximately 2.6± acres; project located at the intersection of Kings Highway and Lake Station Road (380 Kings Hwy.), in the LB zone, TN-O & Aquifer Overlay Districts, of the Town of Warwick.

   Action: _____

C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 9/16/26 for PB Approval.
2. The Planning Board to discuss canceling the 11/9/26-Work Session and PB Meeting of 11/18/26.
3. **Caiafa-Sofiley 111 & 197 Glenwood Rd. –** Letter from Darren Stridiron, PLS., dated 10/12/26 addressed to the Planning Board in regards to the Caiafa-Sofiley lot line change application, project situated on tax parcel SBL #24-1-35.22 & 36; project located at 111 & 197 Glenwood Road – requesting Re-Approval of Conditional Final Approval. Conditional Final Approval was granted on 11/19/25. The Applicant has stated that they hired a new attorney and are working on the legal documents. The Re-Approval of CFA becomes effective on 11/19/26.

D. CORRESPONDENCES

1. Email correspondence from Michael Vele, dated 9/29/26 in regards to the Tiedemann Castle 14 Lake Shore Rd. project.
2. Email correspondence from Dominick Savino dated 9/30/26 in regards to the Tiedemann Castle 14 Lake Shore Rd. project.
3. Email correspondence from Michael King, dated 9/30/26 in regards to the Tiedemann Castle 14 Lake Shore Rd.
4. Email correspondence from Michael Vele, dated 10/1/26 in regards to the Tiedemann Castle 14 Lake Shore Rd.
5. Email correspondence from Dominick Savino dated 10/12/26 in regards to the Tiedemann Castle 14 Lake Shore Rd. project.
6. Letter from Robert Kowal, dated 10/25/26 in regards to the Tiedemann Castle 14 Lake Station Rd. project.

E. PRIVILEDGE OF THE FLOOR FOR AGENDA ITEMS!